

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 18, 2020
VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the November 20, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the December 18, 2020 regular meeting of the Board.

9:00 A.M.

406-20-S	ZONING DISTRICT: B3-2	WARD: 12
APPLICANT:	Jonathan I. Guzman	
OWNER:	Gold Brothers, LLC	
PREMISES AFFECTED:	3051 W. Cermak Road	
SUBJECT:	Application for a special use to establish a hair salon.	

407-20-Z	ZONING DISTRICT: RS-2	WARD: 50
APPLICANT:	Reuven Stein	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2939 W. Jarlath Street	
SUBJECT:	Application for a variation to reduce the west side setback from the minimum required 4.2' to 4.07', east side setback to 4.18', combined side setback from 12.6' to 8.25' for a proposed two-story rear addition and a rear deck for the existing two-story, single family residence.	

408-20-Z	ZONING DISTRICT: RS-2	WARD: 50
APPLICANT:	Reuven Stein	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2939 W. Jarlath Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed rear two-story addition with rear deck for the existing two-story, single family residence.	

409-20-Z	ZONING DISTRICT: C1-2	WARD: 32
APPLICANT:	Evan Lieberman and Caroline Lieberman	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2114 W. Belmont Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed roof deck and access bridge from the rear of the existing three dwelling unit building to the existing garage.	
410-20-S	ZONING DISTRICT: B3-1	WARD:29
APPLICANT:	A Plus Cutz / Damon Cole	
OWNER:	Grid Street Investments, LLC Series 6280	
PREMISES AFFECTED:	6278 W. North Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
411-20-Z	ZONING DISTRICT: B2-3	WARD: 33
APPLICANT:	Alverna Development	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2518 W. Diversey Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 10' to 3.42', west side setback from 2' to zero for a proposed four-story, eight dwelling unit building with eight parking spaces.	
412-20-Z	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Steppenwolf Theatre Company	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1650 N. Halsted Street	
SUBJECT:	Application for a variation to eliminate the required interior landscape (approximately 563 square feet and five interior trees), eliminate the 7' landscape setback (with one tree and shrubs) along Halsted Street (one side of driveway only), to permit 4' high ornamental metal fence to be installed at the property line instead of 5' from the property line for a four-story theater with existing on-site parking lot.	
413-20-Z	ZONING DISTRICT: RS-2	WARD: 47
APPLICANT:	Julia and Robert Burciaga	
OWNER:	Eloy Burciaga	
PREMISES AFFECTED:	4520 N. Virginia Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 6.5' to 6.46', south setback from 6.5' to 6.21', combined side setback from 19.5' to 12.67', rear setback from 35' to 28.33' for a proposed two-story single family residence with an attached two car garage with roof deck .	

414-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Jorge Sanchez	
OWNER:	Standard Bank Trust 22060	
PREMISES AFFECTED:	2647 W. 23rd Place	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,978.4 square feet for a proposed two-story, three dwelling unit building and two unenclosed parking spaces.	
 415-20-Z	 ZONING DISTRICT: RT-4	 WARD:24
APPLICANT:	Jorge Sanchez	
OWNER:	Standard Bank Trust 22060	
PREMISES AFFECTED:	2647 W. 23rd Place	
SUBJECT:	Application for a variation to reduce the required off-street parking from three spaces to two spaces for a proposed two-story, three dwelling unit building with two unenclosed parking spaces.	
 416-20-S	 ZONING DISTRICT: B3-2	 WARD: 47
APPLICANT:	2604 North Campbell Avenue, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3604 N. Campbell Avenue / 2502-10 W. Addison Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, twelve dwelling unit building.	
 417-20-S	 ZONING DISTRICT: B3-1	 WARD:21
APPLICANT:	Raina 87th Ryan, LLC	
OWNER:	87th Street Investment Partners, LP	
PREMISES AFFECTED:	133 W. 87th Street	
SUBJECT:	Application for a special use to establish a one lane drive-through facility to serve a proposed one-story, fast food restaurant.	
 418-20-S	 ZONING DISTRICT: B3-1	 WARD: 1
APPLICANT:	MKAWBP, LLC	
OWNER:	Zia Shamoon	
PREMISES AFFECTED:	3129 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a pawn shop.	
 419-20-Z	 ZONING DISTRICT: C1-2	 WARD: 27
APPLICANT:	American Tower Corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1214 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 3.75' for proposed one-story equipment shelter and installation of new 10' tall chain link fence at an existing freestanding wireless facility with existing equipment shelter and monopole.	

420-20-S	ZONING DISTRICT: B3-1	WARD: 1
APPLICANT:	Fuzzy Urban Tails, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2608 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a dog boarding kennel and daycare.	

421-20-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Rebecca and Keith Hales	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1116-18 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 28.99' to 1', minimum setback from the rear property line to for garage access from the alley from 2' to 1', north side setback from 4' to 0.13' (south to be 26.02') combined side setback to be 26.15' for a proposed garage with a roof top deck and new two-story, rear addition connecting the garage to the existing single family residence.	

422-20-Z	ZONING DISTRICT: B1-3	WARD: 47
APPLICANT:	2024 W. Irving Park Road, LLC	
OWNER:	Sewickley, LLC	
PREMISES AFFECTED:	2024 W. Irving Park Road	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 18' on floors containing dwelling units for a proposed four-story, mixed use dwelling unit building with twelve dwelling units, ground floor retail and twelve parking spaces.	

423-20-S	ZONING DISTRICT: C1-5	WARD: 25
APPLICANT:	ME Wentworth, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2353 S. Wentworth Avenue	
SUBJECT:	Application for a special use to establish a one hundred forty-nine room hotel with penthouse dwelling unit in a proposed five-story addition and ground floor of an existing two-story mixed -use building.	

424-20-Z	ZONING DISTRICT: C1-5	WARD:25
APPLICANT:	ME Wentworth, LLC	
OWNER:	Same as applicant.	
PREMISES AFFECTED:	2353 S. Wentworth Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 0.67' on floors containing dwelling units for a proposed one hundred forty-nine room hotel with penthouse dwelling unit with a five-story addition and ground floor of an existing two-story mixed use building.	

425-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Vermex Holdings, LTD	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 S. Ridgeway Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to 0.2' , south side setback 2' to 1.7', combined side setback from 4.8' to 1.9' for a proposed two-story, single family residence, rear deck and a detached two-car garage.	
 426-20-S	 ZONING DISTRICT: B3-2	 WARD: 30
APPLICANT:	Albany Bank & Trust Company ATUT # 11-6526	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3624 W. George Street	
SUBJECT:	Application for a special use to establish a dwelling unit in the basement of an existing three-story, two dwelling unit building in order to allow a proposed third story addition and convert the building to four dwelling units with rear decks and four unenclosed parking spaces.	
 427-20-Z	 ZONING DISTRICT: RM-6	 WARD: 37
APPLICANT:	Divkee, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4201-09 W. Division Street	
SUBJECT:	Application for a variation to reduce the on- site parking from four spaces to zero to allow the conversion from the existing eight dwelling units and five ground floor retail tenant spaces to twelve dwelling units an existing three-story residential building.	
 428-20-Z	 ZONING DISTRICT: RM-6	 WARD: 37
APPLICANT:	Divkee, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4201-09 W. Division Street	
SUBJECT:	Application for a variation to reduce the required on-site open space from 144 square feet to zero by providing alternative compliance with section 17-2-0308 for the existing eight dwelling units and five ground floor retail tenant spaces to twelve dwelling units an existing three-story residential building.	
 429-20-S	 ZONING DISTRICT: B3-2	 WARD: 44
APPLICANT:	Kisha Inc. DBA Southport Wine and Spirits Bar-Beer	
OWNER:	Southport Belmont, LLC	
PREMISES AFFECTED:	3201 N. Southport Avenue / 1362 W. Belmont Avenue	
SUBJECT:	Application for a special use to establish a packaged goods (liquor store) on the first floor of an existing two-story building.	
 430-20-S	 ZONING DISTRICT: B3-3	 WARD: 43
APPLICANT:	Lincoln Park Hair and Salon Spa	
OWNER:	The Harris Company	
PREMISES AFFECTED:	507 W. Dickens Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

431-20-Z	ZONING DISTRICT: RS-2	WARD: 48
APPLICANT:	Scott Kinsle & Betsy Shepherd	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1416 W. Glenlake Avenue	
SUBJECT:	Application for a variation to reduce the west setback from the required 4' to 3.28' (east setback to be 8.81') for a proposed third floor addition with rear balcony and new exterior rear stairs on an existing three-story, single family residence.	
432-20-Z	ZONING DISTRICT: RS-2	WARD: 48
APPLICANT:	Scott Kinsloe & Betsy Shepherd	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1416 W. Glenlake Avenue	
SUBJECT:	Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor addition to the existing three-story, single family residence.	
433-20-Z	ZONING DISTRICT: RS-2	WARD: 41
APPLICANT:	Damion Perry	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7151 N. Sioux Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 23.33' to 22.45', south side yard setback from 5.1' to 4.3' (north to be 8'), combined side yard setback from 15.3' to 12.3' for a proposed second story addition to the existing single-family residence.	
434-20-S	ZONING DISTRICT: B3-1	WARD: 13
APPLICANT:	Hollis of Palos, LLC- Midway	
OWNER:	Parth 13, Inc.	
PREMISES AFFECTED:	6541 S. Cicero Avenue	
SUBJECT:	Application for a special use to establish a dual lane drive-through to serve a one-story restaurant.	
435-20-Z	ZONING DISTRICT: RS-2	WARD: 41
APPLICANT:	Lillit Yepremyan & Vito Ciparis	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7124 N. Iona Avenue	
SUBJECT:	Application for a variation to reduce the front setback from 26.01' to 20' for a proposed two-story single-family residence, detached garage and rear second story deck.	
436-20-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Jokes and Notes, Inc. dba Renaissance Bronzeville	
OWNER:	4641 S. King Drive Trust	
PREMISES AFFECTED:	4641 S. Dr. Martin Luther King Jr. Dr,	
SUBJECT:	Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.	

437-20-S	ZONING DISTRICT: B3-2	WARD: 41
APPLICANT:	Nimi Abraham	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6411 N. Northwest Highway	
SUBJECT:	Application for a special use to establish a gas station with a one-story accessory convenience store.	
438-20-Z	ZONING DISTRICT: B3-2	WARD: 41
APPLICANT:	Nimi Abraham	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6411 N. Northwest Highway	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,120 square feet for a proposed gas station with a one-story accessory convenience store.	
439-20-S	ZONING DISTRICT: DX-7/ DX-12	WARD: 42
APPLICANT:	Huron Consulting Services, LLC	
OWNER:	Onni Van Buren Chicago, LLC	
PREMISES AFFECTED:	550 W. Van Buren Street	
SUBJECT:	Application for a special use to establish a high rise on-premise sign for a commercial office building. the on-premise (logo) will be 233 square feet and will be located on the west elevation of the building at 222 feet above grade. The top of the sign will not extend beyond the roof line and will be placed flush mount on the wall.	
440-20-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	3034 W. Belden Ave, LLC	
OWNER:	Chicago Title Trust No. 8002346002	
PREMISES AFFECTED:	3034-36 W. Belden Avenue	
SUBJECT:	Application for a variation to reduce the required parking setback from the front property line on Medill Avenue to prevent obstruction on the side walk by parked cars from 20' to 3', reduce the unobstructed open space width along west property lines from 8.1' to zero, and from 8.1' to zero, reduce the unobstructed open space width along the east property line from 8.1' to 3' for a proposed two-story, single family residence with a detached two car garage with roof deck and open stairs and 6' solid fence on a through lot.	
441-20-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Buckley Electric, Inc. c/o Padraic Buckley	
OWNER:	Same as applicant.	
PREMISES AFFECTED:	1848 W. Cullerton Ave	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 2,952 square feet for a proposed three-story dwelling unit building.	

442-20-S	ZONING DISTRICT: DX-5	WARD: 3
APPLICANT:	Michigan Avenue Dispensary Inc.	
OWNER	Realis Estate, LLC	
PREMISES AFFECTED:	1420 S. Michigan Avenue	
SUBJECT:	Application for a special use to establish an adult use cannabis dispensary.	

CONTINUANCES

335-20-S **ZONING DISTRICT:** RT-4 **WARD:**24
APPLICANT: Lawndale Christian Legal Center
OWNER: Same as applicant
PREMISES AFFECTED: 1449 S. Keeler Avenue
SUBJECT: Application for a special use to establish a transitional residence.

336-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Lawndale Christian Legal Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1449 S. Keeler Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to zero, the opposite street side north side setback from 5' to zero, rear setback from 37.67' to 10' the front property line to open parking from 20' to 7' for a proposed three-story addition to an existing two-story school building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.	

337-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Lawndale Christian Legal Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1449 S. Keeler Avenue	
SUBJECT:	Application for a variation to increase the allowable height from the maximum 38' to 39.45' for a proposed three-story addition to 6 the existing two-story building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.	

338-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Lawndale Christian Legal Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1449 S. Keeler Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 1,836.46 square feet to 807 square feet for a proposed three-story addition to the existing two-story school building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.	

